

rec'd
\$87.50

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:

Valerie DeBay

A-1 Title of the Nature Coast

7655 W. Gulf to Lake Hwy., Suite 4

Crystal River, FL 34429

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

13 20S 18E 0020 02050 0140

File No.: 1612457

WARRANTY DEED

This Warranty Deed, Made the 24th day of FEBRUARY, 2016 by Jason V. Bisogno, a single man, whose post office address is: 1 Mapleton Road, Toms River, NJ 08757, hereinafter called the "Grantor", to Richard A. Van Orden and Marcia G. Van Orden, husband and wife, whose post office address is: 5161 S. Running Brook Dr., Hainesville, FL 34448, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Twelve Thousand Five Hundred Dollars and No Cents (\$12,500.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Citrus County, Florida**, to wit:

Lot 14, Block B-205, OAK VILLAGE, SUGARMILL WOODS, according to Plat thereof as recorded in Plat Book 9, Pages 86 through 150, inclusive, Plat 10, Pages 1 through 150, inclusive, and Plat Book 11, Pages 1 through 16, inclusive, amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]

Printed Name: Paul Z. Armen

[Signature]
Jason V. Bisogno

Witness Signature: [Signature]

Printed Name: Fasika Zewdu

State of Maryland

County of Montgomery

The foregoing instrument was acknowledged before me this 24 day of Feb, 2016 by Jason V. Bisogno, a single man, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: [Signature]

Printed Name: FASIKA ZEWDU

My Commission Expires: May 30 2018
(SEAL)

